

# Memo

**To:** Mayor and City Council  
**From:** Stevan E. Kvenvold *SK*  
**Date:** April 22, 2003  
**Subject:** Optional Fire Sprinkler Provisions/Chapter 1306

The State of Minnesota has adopted a new building code, effective March 31, 2003. The City of Rochester is required to also adopt this building code and administer it. The City Council does not have the authority to amend the State Building Code, however, there are some optional code provisions which the Council can adopt, if they so chose.

The most controversial of the optional building code provisions is referred to as Chapter 1306, which deals with the installation of fire sprinklers in buildings.

The Fire Department is recommending that the Council adopt fire code sprinkler provisions which are more comprehensive than the fire sprinkler provisions contained in the new State Building Code.

Rochester has been a leader among Minnesota cities in requiring fire sprinkler systems in buildings. For many years, Rochester has had fire sprinkler installation requirements which have been more comprehensive than the sprinkler requirements contained in the State Building Code.

The Fire Department is recommending that the City Council adopt the least restrictive of the optional fire sprinkler provisions offered (alternate 1306, Subpart 3, Option 2) however, while these provisions are the least restrictive of the optional code provisions offered, these fire sprinkler system requirements would be more restrictive than the fire sprinkler requirements currently administered by the City. (See attached Chart).

There are currently 15 cities in the State of Minnesota which require more comprehensive fire sprinkler system installation requirements from those requirements in the base State Building Code document.

If the City Council does not adopt any of the optional fire sprinkler code provisions, its fire sprinkler code provisions contained in the base State Building Code document will be the requirements administered by the City. The fire sprinkler code provisions contained in the base State Building Code are less restrictive than provisions currently required by the City.

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Although not adopting any of the optional fire sprinkler code provisions will be somewhat of a backward step in terms of fire protection, I will be recommending that the City Council does not adopt any of the optional fire sprinkler system code provisions.

Although the optional fire sprinkler code provisions recommended by the Fire Department are the least restrictive of the optional fire sprinkler code provisions, these fire sprinkler provisions are more restrictive than currently administered by the City. The optional fire sprinkler code provisions would reduce the square footage that would require fire sprinkler systems from 5,000 sq. ft. to 2,000 sq. ft. and would require fire sprinkler systems in some townhouse applications, parking ramps and aircraft hangars.

It is my belief that the recommended optional fire code provisions would be detrimental to the start up of many small businesses. Any new construction in excess of 2,000 sq. ft. or the change of occupancy in any small building in excess of 2,000 sq. ft. would require the expense of installing fire sprinkler systems and the small square footage involved would make it difficult to recoup the expenses involved with installing fire sprinklers. Small businesses would be forced to look for places other than Rochester in which to locate their buildings.

It is unfortunate that the State Building Code formulators did not allow Rochester to at least keep the fire sprinkler provisions which it has currently administered for several years, however, I do not believe that it is in the interests of the community to adopt more restrictive fire sprinkler code provisions at this point in time.

This matter will be discussed further by the C.O.W. on 5/12/03. Comments on this subject have been requested by interested architects, engineers and developers.

Enclosure

c: G. Neumann  
R. Boose  
D. Kapler  
T. Spaeth  
T. Adkins

MSBC 1306 Special Fire Protection Systems

<del>Existing 1306 Requirements</del>	Proposed 1306 Requirements Subpart 2, Option 1	Alternate 1306 Requirements Subpart 2, Option 2	Alternate 1306 Requirements Subpart 3, Option 1	Alternate 1306 Requirements Subpart 3, Option 2
New Buildings, Buildings increased in Floor Area (new and existing area), and Occupancy Classification Change.	New Buildings, Buildings increased in Floor Area (new and existing area), and Occupancy Classification Change	New Buildings, Buildings increased in Floor Area (new and existing area), and Occupancy Classification Change	New Buildings, Buildings increased in Floor Area ( <i>new area only</i> ), and Occupancy Classification Change	New Buildings, Buildings increased in Floor Area ( <i>new area only</i> ), and Occupancy Classification Change
All Group A-1 Group A-2 with an occupant load of 300 or more All Group A2.1 Group A-3 with an occupant load of 300 or more	All Group A-1, A-2, A-3, and A-4	All Group A-1, A-2, A-3, and A-4	All Group A-1, A-2, A-3, and A-4	All Group A-1, A-2, A-3, and A-4
S-3 Service Stations greater than 3,000 sqft. S-3 Parking Garages greater than 5,000 sqft. B occupancies greater than 8,500 sqft. M, S, and F occupancies greater than 5,000 sqft.	B, M, S, and F occupancies greater than 2,000 sqft or 3 or more stories	B, M, S, and F occupancies greater than 2,000 sqft or 3 or more stories	B, M, S, and F occupancies greater than 2,000 sqft or 3 or more stories	B, M, S, and F occupancies greater than 2,000 sqft or 3 or more stories
E-1 and E-2 occupancies greater than 8,500 sqft.	Group E occupancies with 2,000 sqft or 2 or more stories.	Group E occupancies with 2,000 sqft or 2 or more stories.	Group E occupancies with 2,000 sqft or 2 or more stories.	Group E occupancies with 2,000 sqft or 2 or more stories.
E-3 occupancies with an occupant load of 30 or more.	Group E Day Care with an occupant load of 30 or more	Group E Day Care with an occupant load of 30 or more	Group E Day Care with an occupant load of 30 or more	Group E Day Care with an occupant load of 30 or more
R-1 occupancies greater than 8,500 sqft or greater than 3 floors.	Group R-1 and R-2 greater than 8,500 sqft or 3 or more stories. <i>Attached group R-3 and town homes greater than 8,500 sqft.</i>	<i>Attached R-3 and town homes with 16 dwelling units or 3 or more stories</i>	Group R-1 and R-2 greater than 8,500 sqft or 3 or more stories. <i>Attached group R-3 and town homes greater than 8,500 sqft.</i>	<i>Attached R-3 and town homes with 16 dwelling units or 3 or more stories</i>

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City of Rochester  
Building Safety Department

# Memo

To: Steve Kvenvold  
From: Ron Boose  
Date: March 25, 2003  
Subject: New State Building Code —

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The State has adopted a new Building Code through the rules making process. The model code that is used as a base document is revised every three years. The State Building Codes and Standards Division then analyzes the changes to each edition and recommends amendments to address specific conditions in our state. For the past 50 years or more there have been three different model code organizations in this country, each publishing their own model code. In 1994 the three organizations signed an agreement to cooperate in the publication of a single set of construction codes. That goal was accomplished with the publication of the 2000 International Building Code and other related International Codes. This past fall, the three organizations went a step further and voted to merge in to one organization, the International Code Council. The merger is currently under way and should be completed in a month or two.

The consolidation of three model codes into one resulted in a dramatically higher number of changes than typically encountered in the past when updated editions were adopted. This has in turn dramatically slowed the adoption process at the state level. The code has completed the rules making process and the final rules were published in the March 24<sup>th</sup> edition of the State Register, making them effective March 31<sup>st</sup>. The City of Rochester now needs to pass an ordinance adopting the new State Building Code. We do not have authority to amend the code at the local level, however; there are some options built into the code that must be selected by Council. Those options are the appendix chapter for grading activities, special fire protection systems, and a schedule of fees. The most controversial options regard the installation of fire sprinkler systems and are contained in Chapter 1306.

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The International Building Code contains thresholds for the installation of fire sprinkler systems for all types of buildings. There are a large number of variables and trade offs involved in determining whether or not a specific building must install sprinklers such as, number of stories, type of construction materials, proximity to property lines, and the use of the building. Chapter 1306 sets thresholds for sprinkler installations that are much simpler to determine and much more restrictive than those contained in the model code document. Each jurisdiction adopting the State Building Code has the option of adopting Chapter 1306 or following the provisions of the International Building code for the installation of sprinklers. The City of Rochester has adopted Chapter 1306 under the current State Building Code, however; there are a number of significant changes to this chapter in the new code.

If a jurisdiction elects to adopt 1306 there are further options within the chapter that must be selected. Each option must be selected without amendment. The first option is whether to apply the chapter provisions to existing and new buildings (subpart 2), or new buildings only (subpart 3). Subpart 2 requires the installation of sprinklers retroactively to existing buildings when an addition is constructed or the occupancy classification changes. This requirement applies to the entire building and not just the addition. Subpart 3 would only require the installation of sprinklers in new buildings, additions to existing buildings, and buildings in which the occupancy classification changes. The current 1306 does not contain this option and is applicable to existing and new buildings as in the new subpart 2.

The new 1306 contains a further option relating to the threshold at which townhomes would be required to be sprinkled. The model code treats townhouses as separate, though attached, buildings and applies the sprinkler requirement thresholds to each unit. The proposed 1306 contains two options regarding townhouses but both of them disregard the fire separation walls and treat all attached units as one building for determining sprinkler requirements. Option 1 requires sprinklers when the gross square footage of the building exceeds 8,500 square feet or there are dwelling units or guest rooms on three or more floors. Option 2 requires sprinklers when the building contains more than 16 dwelling units or is three or more stories in height. Option 2 mirrors the model code requirement for apartment buildings.

The general provisions of this chapter have also changed. The current threshold for a typical office building is 8,500 square feet or three or more stories. The new threshold would be 2,000 square feet. Similarly the current threshold for a mercantile occupancy is 5,000 square feet and would also be reduced to 2,000 square feet. Language in the chapter regarding certain storage occupancies, specifically open parking garages and airplane hangars, has been altered and clarified. The current language is vague and contradictory to the point that we were able to

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argue that the sprinkler requirements were not intended to apply to these buildings. The State Building Code staff agreed with our argument and sprinklers were not required in the recently constructed Mayo parking ramp on Third Avenue NW and the T-hangars at the airport. The new language invalidates our previous argument and, in response to a letter submitted by the Rochester Fire Department, the State has rendered the opinion that it is now intended to apply to these buildings.

Another optional provision is the appendix chapter on grading. Rochester has adopted these provisions in the past and the changes contained in the new appendix chapter have virtually no effect on current specifications for grading plans and permits. Public Works staff has reviewed the new chapter and strongly recommend its adoption in order to continue current practices. There is one notable difference between the two codes that we must address. The old grading chapter contained a fee chart for grading permits and the new chapter does not. Therefore, we will need to adopt a fee chart for grading permits in our ordinance even if we simply re-adopt the current fees.

Local jurisdictions also have the authority to establish their own fee schedules for all permits and plan reviews. The State Building Code does require that "fees established by the municipality must be by ordinance and must be fair, reasonable, and proportionate to the actual cost of the service for which the fee is imposed." Rochester has not adjusted building permit fees for over ten years. Based on information from a survey of metro area suburbs, our fees for a \$100,000 house are about 1/3 the amount of those for many metro jurisdictions and about 1/2 the amount that would be charged by the State fee schedule. An in depth discussion of building permit fees can be delayed to a later date, however; I am proposing some minor changes to our fee schedule at this time to clarify re-inspection fees and provide a fee for residential footing and foundation permits. I have explained these proposed changes in greater detail in a separate memo.

While the full discussion of fees can be delayed, the decisions on adoption of Chapter 1306 and the grading appendix chapter need to be made soon as they will effect many pending projects and the development community is anxious to know in which direction to proceed.

City of Rochester  
Building Safety Department

# Memo

To: Stevan Kvenvold

From: Ron Boose *RB*

Date: March 25, 2003

Subject: Proposed Revisions to Building Permit Fees

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The proposed revisions to our building permit fee schedule do not alter the basic formulas for calculating fees but are needed to update code section references and add some fee amounts for services that are currently being provided for free or well below cost.

Subdivision 6 is new to the Rochester fee schedule. Items 1 through 4 are contained in both the Uniform Building Code and the State Building Code (SBC) but item 5 is not in either document. Following is a brief explanation of each item and why it is needed.

1. We occasionally get requests to perform inspections late at night or on weekends. Such requests are infrequent and generally involve a commercial electrical service upgrade where the existing service must be removed for a new service to be installed. Businesses prefer to have this work performed at night or on a weekend to avoid interrupting business activity and are willing to pay their electricians, RPU, and our inspectors additional compensation for the service. Our collective bargaining agreement with the inspectors' association requires us to pay an inspector for a minimum of two hours at time and a half if they are called in after hours.
2. This fee is imposed when the permit holder schedules an inspection and the relevant work is not ready for inspection or corrections that had been previously ordered have not been made. The fee is not to be applied the first time an inspection is failed. The fee is intended to serve as a deterrent to contractors who repeatedly schedule inspections for work that is not complete, taking inspectors away from work that is ready.
3. This is just a catchall to cover requests for services that we have not anticipated and are not covered by a permit.

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4. Most commercial projects go through some changes between the time the original permit application is submitted and the completion of the project. These are not a big concern and we would not be assessing fees for a small number of minor revisions. However, some projects go through so many changes that the finished project barely resembles the original plan. These projects consume a disproportionate amount of staff time for the original plan review fee and should be assessed additional fees.

5. We currently issue footing and foundation permits for one and two-family dwellings over the counter for no charge. This service consumes staff time that could be better used reviewing full plans. We have reduced and held our turn around time on these plans to about two weeks for the last year. We estimate that 90 to 95% of all applicants currently request a foundation permit although many of them are not used, as the full permit is ready before the footings are installed. The fee is intended to greatly reduce the demand for this service and free up staff time to review full permit applications. If we do fall behind by more than two weeks, we will offer the foundation permit for no charge.

#### Subd. 6. Other Inspections and Fees

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|--|------------------|
| 1. Inspections outside of normal business hours<br>(minimum charge -- two hours)               | \$45.00 per hour |
| 2. Re-inspection fees  | \$45.00 per hour |
| 3. Inspections for which no fee is specifically indicated<br>(minimum charge -- one-half hour) | \$45.00 per hour |
| 4. Additional plan review required by changes, additions or revisions to plans                 | \$45.00 per hour |
| 5. Footing/foundation permits for one and two-family dwellings                                 |                  |
| Within ten (10) business days of application   | \$100.00         |
| If initial plan review is not completed<br>within ten (10) business days of application        | no charge        |



City of Rochester  
Building Safety Department

# Memo

To: Mayor and City Council

From: Ron Boose RB

Date: May 9, 2003

Subject: Building Permits Fees —

CC: Stevan Kvenvold

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In a memo of March 25, 2003, I outlined some very limited specific recommended changes to our building permit fee schedule. At that time I was anticipating a more in depth discussion of the overall fee schedule at a later time, however; at the March 31, COW meeting council indicated a desire to discuss fees in conjunction with the current adoption of the new State Building Code.

Compared with building permit fees of other jurisdictions in and outside of the state, Rochester building permit fees are low. I have attached a copy of our current fee schedule, which was adopted in, and has remained unchanged since, 1992. I have also included three fees schedules extracted from different editions of the Uniform Building Code (UBC). The UBC has given way to the International Building Code (IBC) as the base document for the Minnesota State Building Code and the IBC does not include a recommended fee schedule. New editions of the model codes are published every three years. The UBC recommended fee schedule did not change from 1985 through 1991 but was adjusted upward in 1994 and 1997. Rochester has a lower fee schedule for one and two-family dwellings (groups M and R-3 occupancies on this chart) which is unusual in my experience and not reflected in the model code or state fee schedules.

In comparing these various fee schedules it is obvious that our fees are considerably lower than even the 1985 UBC fee schedule. Our current building permit fee for a \$100,000 improvement to a single-family residence is \$324.00 while the 1985 chart would indicate a fee of \$639.50, almost twice our fee amount. I have included a page from a 2000 survey of building permit fees for the twin cities area, which indicates that most of those communities are using the 1997 UBC fee schedule, resulting in a permit fee of \$993.75, over three times higher than ours. I pulled a file on a house

constructed in Rochester within the last six months, valued at \$116,000, and the total for all building permit related fees was \$961.70. This includes plan review, electrical, plumbing, HVAC, and zoning certificate fees.

The principle purpose of building permit fees is to offset the cost of providing plan review and inspection services. The State does not limit municipalities in setting their fees other than requiring that they be set by ordinance and be "fair, reasonable, and proportionate to the actual cost of the service for which the fee is imposed." Even at our bargain prices revenues collected by our department have exceeded direct expenditures for the past several years. The boom in building activity over the past four or five years coupled with insufficient department staffing levels produced a revenue surplus for the department. With the addition of needed staff the difference between revenues and expenditures has been narrowing over the past two years. The figures for the first quarter of this year indicate an approximate break even between department revenues and direct expenditures with one authorized full-time position held vacant and other cost saving measures employed due to general city budget concerns. Any further decline in construction activity will result in a deficit for the department. Service levels for plan review and inspections remain a constant source of complaints even with the additional department staffing.

I would recommend that building permit fees be adjusted to provide additional revenue for improved service levels. Additional staff may be required to achieve acceptable service levels but investment in newer technology is also an avenue that should be pursued. Our current permitting system is over ten years old and new systems employing wireless technology and web access for customers would make existing staff much more efficient. I would suggest eliminating the reduced schedule for residential projects and adopting the 1985 fee schedule. This would produce a very small increase for small remodeling projects but a fairly significant increase for most new homes. Our fees would still be only about 2/3s of those of most metro area communities.

While nobody welcomes increased costs, most of the builders I have spoken with would not object strongly to some increase if it resulted in improved service levels. They do object strongly to increased fees for current or declining service levels. Therefore, I would further recommend that the Building Safety Department be established as a separate fund as are the Library and Parks and Recreation Departments. Some other cities in the state use this approach, as does the State itself for their Building Code and Electrical Divisions. This action would allow us to build reserves for investment in technology as well as periods of decreased construction activity. Department revenues would be better matched with the costs of services provided. Any needed future fee adjustments would be easier to identify and justify. Whether the separate fund is within or outside of the general fund, it would serve to make the department more accountable to the construction community in the areas of fees and service levels.

## Rochester Permit Fees

THE DETERMINATION OF VALUATION SHALL BE IN ACCORDANCE WITH SECTION 304(A), AND NOT LESS THAN THE MINIMUM THRESHOLD VALUE PER SQUARE FOOT LISTED IN THE STANDARD BUILDING VALUATION DATA PUBLISHED BY THE STATE OF MINNESOTA BUILDING CODE DIVISION FOR NEW BUILDINGS

### Group A through I and R-1 Occupancies

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$1.00 for each additional \$100 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$30.00 for the first \$2,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$191.00 for the first \$25,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$316.00 for the first \$50,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$516.00 for the first \$100,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,716.00 for the first \$500,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,716.00 for the first \$1,000,000 plus \$1.00 for each additional \$1,000.00 or fraction thereof.

### Groups M and R-3 Occupancies

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$1.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00

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\$2,001.00 to \$100,000

\$30.00 for the first \$2,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.

\$100,001.00 and up

\$324.00 for the first \$100,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Subd. 5. Permit Fees for Plumbing, Electrical, and Heating, Ventilating, and Air Conditioning. Permit fees for plumbing, electrical, heating, ventilating, and air conditioning work shall be computed on the basis of the actual cost of the proposed work to the owner. The person making application for a permit shall be responsible for correctly reporting the actual cost to the owner. Fees for permits shall be as follows:

## TOTAL VALUATION

## FEE

\$1.00 to \$500.00

\$15.00

\$501.00 to \$2,000.00

\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00

\$2,001.00 to \$25,000.00

\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.

\$25,001.00 to \$50,000.00

\$252.00 for the first \$25,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.

\$50,001.00 to \$100,000.00

\$427.00 for the first \$50,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.

\$100,001.00 to \$500,000.00

\$727.00 for the first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.

\$500,001.00 to \$1,000,000

\$2,327.00 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.

\$1,000,001 and up

\$3,827.00 for the first \$1,000,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

## EXTRACTED FROM THE 1985, 1988 AND 1991 UNIFORM BUILDING CODE

TABLE NO. 3-A – BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 of fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours . . . . .	\$30.00 per hour *
(minimum charge – two hours)	
2. Reinspection fees assessed under provisions of	
Section 305 (g) . . . . .	\$30.00 per hour *
3. Inspections for which no fee is specifically indicated . . . . .	\$30.00 per hour *
(minimum charge – one-half hour)	
4. Additional plan review required by changes, additions	
or revisions to approved plans . . . . .	\$30.00 per hour *
(minimum charge – one-half hour)	

\* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

## EXTRACTED FROM 1994 UNIFORM BUILDING CODE

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours . . . . .	\$42.00 per hour *
2. Reinspection fees assessed under provisions of Section 108.8 . . . . .	\$42.00 per hour *
3. Inspections for which no fee is specifically indicated . . . . .	\$42.00 per hour * (minimum charge – one-half hour)
4. Additional plan review required by changes, additions or revisions to plans . . . . .	\$42.00 per hour *
5. For use of outside consultants for plan checking and inspections, or both . . . . .	Actual costs **

\* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

EXTRACTED FROM 1997 UNIFORM BUILDING CODE

TABLE NO. 1-A – BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours . . . . .	\$47.00 per hour *
2. Reinspection fees assessed under provisions of Section 305.8 . . . . .	\$47.00 per hour *
3. Inspections for which no fee is specifically indicated . . . . . (minimum charge – one-half hour)	\$47.00 per hour *
4. Additional plan review required by changes, additions or revisions to plans . . . . .	\$47.00 per hour *
5. For use of outside consultants for plan checking and inspections, or both . . . . .	Actual costs **

\* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

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## BUILDING

### CITIES 0 - 2,500

Excelsior	887.25
Long Lake	1,043.75
Spring Park	1,043.75
Woodland	993.75

### CITIES 2,500 - 10,000

Afton	892.50
Arden Hills	based on tbl 1A 97UBC & bldg official
Bayport	993.75
Circle Pines	993.75
Corcoran	1,699.43
Dayton	887.25
East Bethel	993.75 + 49.69 sur charge
Falcon Heights	993.75
Farmington	993.75
Forest Lake	priced by square footage
Ham Lake	993.75
Hugo	887.25
Independence	permit fee schedule for year 1994
Lauderdale	942.50
Little Canada	993.75
Mahtomedi	887.25
Medina	1,513.96 includes all three sur-charge
New Prague	588
Newport	997.25
Norwood Young A	892.50 + state surcharge
Oak Grove	887.25
Oak Park Heights	993.75 Doesn't inc PLUElect/ME/Fireplace
Orono	993.75
Osseo	993.75
Rockford	993
Shorewood	per 1997 UBC table
Spring Lake Park	993.75
St. Anthony	993.75 + 50/surcharge
St. Francis	1994 Fee Schedule
St. Paul Park	993.75 25/water conn. Permit 25/swr 68.50 wtr 10/dr
Victoria	995.75
Watertown	997.75
Wayzata	887.25

### CITIES 10,000 - 20,000

Andover	as per UBE building code
Anoka	2250/min per state bldg code
Chanhassen	887.25
Chaska	993.75
Columbia Heights	993.75 + state surcharge of 50
Hastings	993.75
Hopkins	993.25 + state surcharge of 50 per 99UBC
Lino Lakes	885
Mendota Heights	638.50
Mounds View	993.75
North St. Paul	993.75

Prior Lake	993.75
Ramsey	993.75
Robbinsdale	1997 UBC Fee Schedule
Rosemount	993.75
Savage	993.75
Shakopee	993.75
Stillwater	1997 UBC fee table
Vadnais Heights	993.80 (97 UBC)
West St. Paul	887.25

### CITIES OVER 20,000

Apple Valley	993.75
Blaine	1,053.75/w state surcharge and certificate of occu based on sq ft
Bloomington	
Brooklyn Center	1,366.72
Brooklyn Park	993.75
Burnsville	993.75 used 1997 UBC Table 1-A
Coon Rapids	993.75 + 50 = 1,043.75
Cottage Grove	Table 1A of '94 of UBC unless specified otherwise
Crystal	993.75
Eagan	993.75
Eden Prairie	643.75/1st 50k + 7/ea add'l 1k or fraction thereof
Edina	887.25
Fridley	993.75/permit 1,150/SAC 100/Fire sc 50/state sc
Inver Grove Hgts.	887.25
Lakeville	city has detail
Maple Grove	993.75
Maplewood	993.75
Minneapolis	993.75
Minnetonka	892.50
New Brighton	895
New Hope	993.75
Oakdale	993.75
Plymouth	993.75
Richfield	993.75
Roseville	993.75
Shoreview	993.75
South St. Paul	993.75
St. Paul	887.25 (2001 Housing Initiative 1/2 fee+443.25)
White Bear Lake	887.25

The following fees were computed for a new single family residential dwelling valued at \$100,000 in accordance with Minnesota State Building Code Letter No. 65. It has 20 plumbing fixture units; 200 amp service with 14-0 to 30 amp circuits and 1-31 to 100 amp circuits; and a 100,000 BTU furnace and air conditioning.



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## St. Paul raising fees for construction permits and inspections

Kevin Duchscher, Star Tribune

Published April 2, 2003

FEES02

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Construction permit and inspection fees go up today in St. Paul, the first such increases in the city in several years.

Although recent state-aid cuts have sent city officials scrambling for new ways to raise revenue, that wasn't the initial reason for the fee hike, said Robert Humphrey, an assistant in the city's Office of License, Inspections and Environmental Protection (LIEP).

The increases were proposed a year ago to bring the city in line with provisions of the 1997 Uniform Building Code and cover the actual cost of inspections, he said. The previous scale was based on the 1994 code.

The new fees were passed by the City Council in February and approved last month by Mayor Randy Kelly.

The higher fees will increase permit revenues by an estimated \$850,000 each year, Humphrey said. St. Paul collected \$5.4 million in permit fees last year.

Under the amended ordinance, building-permit fees for general construction are about 12 percent higher than before, and a wide range of miscellaneous inspection fees have been raised by up to 26 percent.

Such inspections include buildings to be moved or razed; elevators; electrical work; fuel burners; plumbing; signs and billboards; heating and ventilation systems; fences and parking lots.

Some certificate-of-occupancy fees also were raised.

City officials have kept taxes and fees stable since the early 1990s, but the past year has seen increases in some fees. Moreover, the City Council last year approved new assessments proposed by Kelly for snowplowing, tree trimming and sidewalk maintenance.

### ONLINE:

• For more information and a list of specific fee increases, go to the LIEP Web site at <http://www.liep.us> and click on LIEP NEWS.

Kevin Duchscher is at [kduchscher@startribune.com](mailto:kduchscher@startribune.com).

## Initiative For Fire Sprinkler Tax Break!

The National Fire Sprinkler Association (NFSA) is calling for support for the passage of critical legislation that will provide a substantial tax benefit to building owners who install or retrofit property with fire sprinklers.

Rep. Curt Weldon (R-PA) and Rep. James Langevin (D-RI) introduced **HR 1824** on April 11, 2003. The bill will amend the 1986 Internal Revenue Tax Code to classify automatic fire sprinkler systems as five-year property for the purpose of depreciation. The shorter period of depreciation will encourage the retrofit of existing depreciable property by offering a quicker "pay back."

For instance, a sprinkler system that costs \$100,000 can, if this legislation is passed, be depreciated at \$44,000 in the first year with the remainder deducted over the balance of the five years. Currently, tax treatment can take up to 39 years for the full depreciation in some cases!

*Please* take one minute to download a copy of the Bill as well as the white paper and executive summary prepared by the Ad Hoc Industry Committee by logging onto [www.nfsa.org](http://www.nfsa.org). In the upper-right hand corner is the "Fire Sprinkler Initiative Act" box, click on it and you are on your way.

You will connect to the NFSA web page that will enable you to send a letter of support directly to the House Ways and Means Committee and directly YOUR Representatives. Its already written, click on Cap Wiz, its that simple! One minute of your time that may change fire safety history in the United States!

Everyone can benefit from this legislation. It takes the cost argument out of installing fire sprinklers. This is the most responsible legislation regarding fire sprinklers ever introduced.

*Thank you for your time and continued support of the National Fire Sprinkler Association which enables us to support the industry!*



**Mayo Clinic**  
200 First Street SW  
Rochester, Minnesota 55905  
507-284-2511

**Facilities Project Services**

May 7, 2003

Ardelle F. Brede, Mayor City of Rochester  
Room 281 City Hall  
201 4<sup>th</sup> Street SE  
Rochester, MN 55904

Rochester City Council Members  
c/o Stevan E. Kvenvold, City Administrator  
Room 266 City Hall  
201 4<sup>th</sup> Street SE  
Rochester, MN 55904

RE: Optional Building Code Provision 1306

Dear Mayor and Council Members:

On behalf of the architectural and engineering staff at Mayo Clinic Facilities Project Services Division, we appreciate the opportunity to address the proposed Chapter 1306 of the new building code. In response to your request of April 16, 2003, we have concerns as to the application of the optional Chapter 1306, specifically as it relates to our open parking ramps.

If the City of Rochester chooses to adopt this chapter, it would have negligible affect for Mayo Clinic buildings, due to our practice of sprinklering all buildings except our parking ramps. It is within the parking ramps that we have concerns with this chapter and believe the benefits of the sprinklers **do not** offset the cost of installation and maintenance.

The following points summarize our objections to the requirement of sprinklering parking ramps:

- The total parking structure is of non-combustible materials.
- Adjoining buildings are normally sprinklered.
- Mayo has experienced three incidences of fires in parking ramps in the past 5 years. In each of these, the damage was limited to vehicle of source, with heat damage only to the adjoining cars. It is questionable if sprinklers would have minimized the damage in any of these situations.
- Mayo's insurance carrier has indicated rates will not be lower in parking ramps due to a sprinkler system.
- Major maintenance issues result from sprinklers in an open, unheated parking ramp. The damage from frozen sprinkler pipes has exceeded the benefits of the sprinkler protection.
- When a sprinkler discharges or a pipe fails during winter temperatures the ice formed on the sloped parking deck also creates a safety hazard that could be as dangerous as the fire.

Over the past years we have experienced significant maintenance for the dry pipe systems which we currently have in our enclosed underground ramps. As previously noted, we have experienced three car fires in our ramps. However, over that same period of time, we have experienced over 30 calls due to pipe failures from freezing moisture.

In summary, the majority of Chapter 1306 is not objectionable except for the requirement for sprinklers in parking ramps. Thus as the City considers the new International Building Code, we would ask the City to accept the International Building Code for sprinklering requirements or consider other options in lieu of Chapter 1306. To include the sprinklering requirements in an open parking ramp would be a greater burden than benefit of the protection of the public.

Again, we thank you for the opportunity to share these opinions on Chapter 1306. If you wish, we will have representatives available at the May 19, 2003 City Council meeting to address any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald L. DeCramer", with a long horizontal flourish extending to the right.

Donald L. DeCramer  
Facilities Project Services



May 7, 2003

Stevan Kvenvold  
City Administrator  
201 4<sup>th</sup> Street SE  
City Hall, Room 266  
Rochester, MN 55904

Dear Stevan:

This letter is in response to the optional building code provision 1306 that the Rochester City Council will be reviewing on May 12<sup>th</sup>. Alternate 1306 would reduce the square footage requiring fire sprinkler systems in new buildings or additions from 5,000 sq. ft. to 2,000 sq. ft., and would require fire sprinkler systems in some townhouse applications, parking ramps, and aircraft hangars. The Rochester Area Chamber of Commerce does not support this adoption.

Historically, the City of Rochester has been a leader in the use of sprinkler systems. The use of sprinkler systems has kept the cost of fighting fires to a minimum. The Rochester Chamber agrees that the use of sprinklers has lowered the cost of fire protection that the public and our membership pay. With that said, the Rochester Area Chamber of Commerce does not feel the cost/benefit warrants this proposed change. Our member builders have estimated that by lowering the square footage from 5,000 to 2,000, will cost approximately \$20,000 for new commercial construction to over \$30,000 for an addition to a existing commercial building. This applies to change of occupancy of businesses as well.

These additional costs will force businesses to expand to other communities who do not adopt code provision 1306. Currently, only 15 cities in Minnesota have the current 5,000 square foot requirement. By approving this, Rochester would have one of the strictest codes in the state.

In these uncertain economic times, now is not the time to add another fee to small businesses in Rochester. On behalf of our 1,000 members, the Rochester Area Chamber of Commerce strongly opposes the adoption of code provision 1306 and urge you to keep the current fire sprinkler code.

Sincerely,

A handwritten signature in black ink that reads "John Wade". The signature is written in a cursive, flowing style.

John Wade  
President



May 7, 2003

Stevan Kvenvold  
City Administrator  
201 4<sup>th</sup> Street SE  
City Hall, Room 266  
Rochester, MN 55904

3400 East River Road NE  
Rochester, MN 55906  
507-282-7698 Phone  
507-282-6351 Fax  
RAB@rconnect.com  
rochesterareabuilders.org

Dear Stevan,

As requested, the Rochester Area Builders, Inc. is offering input regarding Optional Building Code Provision 1306. We do not support the adoption of 1306 because we believe that it will add too much expense to smaller sized buildings. 1306 would apply to existing buildings as well making the remodeling of Rochester's existing buildings unfeasible.

Attached are two examples of the costs 1306 will add to a 2,200 square foot building in NE Rochester.

Thank you for requesting the Rochester Area Builders' input on this very important matter. If you have any questions about the attached information, feel free to contact me at your convenience.

Respectfully,

Aaron Benike  
Chairperson  
Government Affairs Committee  
Rochester Area Builders Inc.

# Alvin E. Benike, Inc.

General Contractor  
Since 1937

2960 HIGHWAY 14 WEST • P.O. BOX 6547 • ROCHESTER, MINNESOTA 55903  
PHONE 507-288-6575 • FAX 507-288-0116

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May 7, 2003

Sandy Friend  
Executive Officer  
Rochester Area Builders, Inc.  
3400 East River Road NE  
Rochester, MN 55906

Dear Sandy,

As requested, I am offering my input regarding the costs of Optional Building Code Provision 1306. As you will see, smaller buildings will experience a very large expense that may make a new building or the remodeling of an existing structure unfeasible.

In the summer of 2002 Alvin E. Benike Inc. built a 2,200 SF building in NE Rochester. Attached is my attempt to provide a real example of the costs of Provision 1306.

The first illustrates what it would have cost to install the fire protection system, the required utility services and monitoring as part of the original construction. The second estimate illustrates what it would cost to retrofit the fire protection system, the required utility services and monitoring for the existing building.

If you have any questions the attached information, feel free to contact me at your convenience.

Constructively,



Aaron Benike  
Project Manager  
ALVIN E. BENIKE INC.



General Contractor

Since 1937

2960 HIGHWAY 14 WEST • P.O. BOX 6547 • ROCHESTER, MINNESOTA 55903  
PHONE 507-288-6575 • FAX 507-288-0116

## Example #1.

### Description of work:

Install a 4" water line into SE corner of building. Install fire protection system from riser with alarm system as required per attached Tenant layout. Work to be sequenced during original construction of building.

### Breakdown of work:

Installation of 4" waterline into building. Patch road.	\$ 8,750
Install wet system with pendant heads.	\$ 7,900
Provide fire alarm panel with dialer, fire alarm audio visual unit Tamper and flow switch, outside bell, pull station, two phone lines to Fire alarm panel and dedicated power to fire alarm panel.	\$ 2,500
Monitoring costs for 1 <sup>st</sup> year.	\$ 348 *
Installation of two dedicated phone lines and service for one year.	<u>\$ 1,222 *</u>
<b>Total estimated costs</b>	<b>\$20,720</b>

\* Indicates an Annual Cost



General Contractor

Since 1937

2960 HIGHWAY 14 WEST • P.O. BOX 6547 • ROCHESTER, MINNESOTA 55903  
PHONE 507-288-6575 • FAX 507-288-0116

Example #2.

Description of work:

Install a 4" water line, run into SE corner of building. Install fire protection system from riser with alarm system as required per attached Tenant layout. Work to be done after building and all site work has been completed. —

Breakdown of work:

Remove existing bituminous and concrete south of building. Remove existing sidewalk landscaping and curb. Install new 4" waterline into building. Patch road, concrete curb, sidewalk and landscaping.	\$ 16,775
Install wet system with pendant heads into existing ceiling.	\$ 11,000
Provide fire alarm panel with dialer, fire alarm audio visual unit Tamper and flow switch, outside bell, pull station, two phone lines to Fire alarm panel and dedicated power to fire alarm panel.	\$ 2,500
Monitoring costs for 1 <sup>st</sup> year.	\$ 348 *
Installation of two dedicated phone lines and service for one year.	<u>\$ 1,222 *</u>
<b>Total estimated costs the 1<sup>st</sup> year</b>	<b>\$ 31,845</b>

\* Indicates an Annual Cost

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**A.B. SYSTEMS, INC.** / 209 WOOD LAKE DR. S.E. / ROCHESTER, MN 55904 / (507) 288-9397  
General Contractor/Developer FAX (507) 288-5113

**TO:** Stevan E. Kvenvold, City Administrator  
City of Rochester Administrators Office  
201 4<sup>th</sup> Street S.E, Room 266  
Rochester, MN 55904-8082

**DATE:** May 7, 2003

**RE: Optional Building Code Provision 1306  
Rochester, Minnesota**

Dear Mr. Kvenvold:

Thank You for you letter dated April 16, 2003. We appreciate the opportunity to have our comments considered regarding the optional building code Sprinkler provision 1306.

In our review and consideration for the proposed provision. We developed a brief summary of several areas of concerns that were identified as follows:

- a. The Historical data for the proposed Optional 1306 was put in place by the State to allow the applicable areas of city, and rural regions based on the local fire suppression capabilities.
- b. Reduced thresholds above the new IBC Building Code would be a burden for several sectors of the community. (i.e small buissness as well as large
- c. As design professionals we would like to see greater uniformity with IBC sprinkler requirements throughout the state.
- d. The issue of varying the sprinkler threshold is problematic. It can create confusion and doubt in the public realm as to what the appropriate thresholds are. In lieu of the industry standards and historical data associated with the use of sprinklers, it is felt that the new IBC 2000 code meets the required standards for the entire State.
- e. Statistical records and data associated with Fire / life and safety issues regarding the sprinkler thresholds. Where is the historical data indicating we need to reduce the thresholds?

- f. The health, and life safety standards associated with the built environment are identified in the building codes and carefully controlled by industry standards and design professionals.

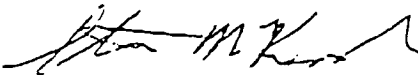
In lieu of our concerns as noted above, as well as the history and background associated with the proposed option of Section 1306. It is our opinion that the new IBC 2000 has established the new standard and threshold for sprinkler requirements for the entire State and country. The IBC committee has evaluated all the building codes (Life, health & Safety) criteria with the approved agencies for the appropriate sprinkler threshold requirements for all building types.

In closing, we recognize that we have abbreviated the above noted concerns and issues for a very complex and controversial option. However, It is thought that the issues that we have identified can prove to be verifiable factors in this evaluation process.

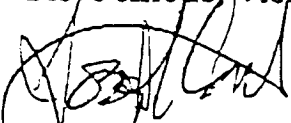
Sincerely,



Pete Schuller, President



Steve Knoff, Vice President



Joseph Conti, AIA, NCARB

